

**Exhibit 9 –
Samples of Notices Mailed to Property Owners**




Notice of Public Hearing

YOU ARE INVITED TO ATTEND a Public Hearing before the **PLANNING COMMISSION** of the City of Riverside regarding the following item:

CASE NUMBER: P04-0178

APPLICANT: City of Riverside Planning and Building Department

LOCATION: AP | 132020022 |  →

PROPOSAL: In conjunction with the General Plan 2025 Program, including the updated General Plan 2025 and Zoning Code (Title 19 of the Municipal Code), the subject property is proposed to be rezoned from the General Manufacturing Zone (M-2) to the Business Manufacturing Park Zone (BMP) and the General Plan land use designation Retail Business and Office (CBO) is proposed to be changed to Commercial (C) for consistency with the proposed General Plan 2025.

ENVIRONMENTAL DETERMINATION: A Draft Program Environmental Impact Report (PEIR) has been prepared for the General Plan 2025 Program, including the necessary rezonings and General Plan land use designation changes. The findings of this Draft PEIR will be considered in conjunction with this case.

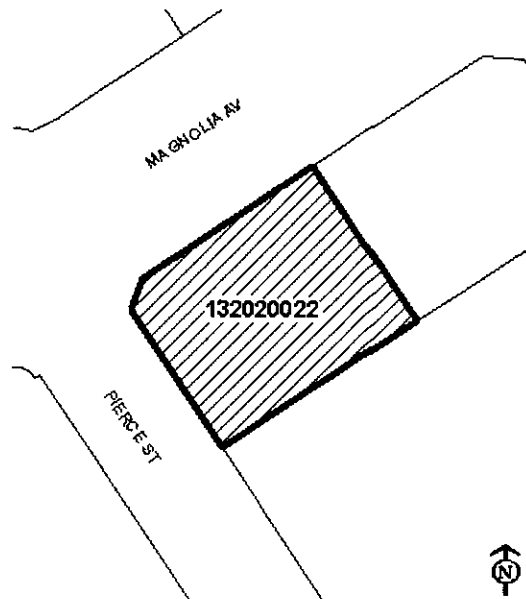
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Interested parties may contact Diane Jenkins between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The PEIR and other program documents are available for inspection at the Planning and Building Department. The staff report for the General Plan 2025 Program will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to the property owner(s) and occupant(s) of the properties where zoning or General Plan land use changes are proposed. If any affected person has questions and/or concerns about the proposed rezoning or General Plan land use changes, they are encouraged to contact Diane Jenkins prior to the public hearings for a more substantive explanation of the proposed rezoning and/or General Plan land use change.

Interested parties may appear and speak in opposition to or support of the project or the proposal at the meeting. Written comments may also be submitted for consideration.

If you challenge any of the above proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Building Department of the City of Riverside at, or prior to, the public hearing.



PLANNING COMMISSION HEARING

Art Pick Council Chambers, City Hall
3900 Main Street
Riverside, CA 92522

MEETING DATE: February 17, 2005

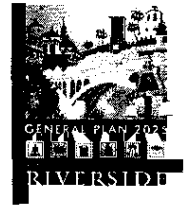
MEETING TIME: 6:00 p.m.

CONTACT PLANNER: Diane Jenkins, AICP

PHONE: (951) 826-5625

E-MAIL: dijenkins@riversideca.gov

CITY OF RIVERSIDE PLANNING DEPARTMENT



Notice of Public Hearing

YOU ARE INVITED TO ATTEND a Public Hearing before the **PLANNING COMMISSION** of the City of Riverside regarding the following item:

CASE NUMBER: P04-0178

APPLICANT: City of Riverside Planning and Building Department

LOCATION: AP 132053007 [See Map](#) →

PROPOSAL: In conjunction with the General Plan 2025 Program, including the updated General Plan 2025 and Zoning Code (Title 19 of the Municipal Code), the subject property General Plan land use designation Retail Business and Office (CBO) is proposed to be changed to Mixed Use Urban (MU-U) for consistency with the proposed General Plan 2025.

ENVIRONMENTAL DETERMINATION: A Draft Program Environmental Impact Report (PEIR) has been prepared for the General Plan 2025 Program, including the necessary rezonings and General Plan land use designation changes. The findings of this Draft PEIR will be considered in conjunction with this case.

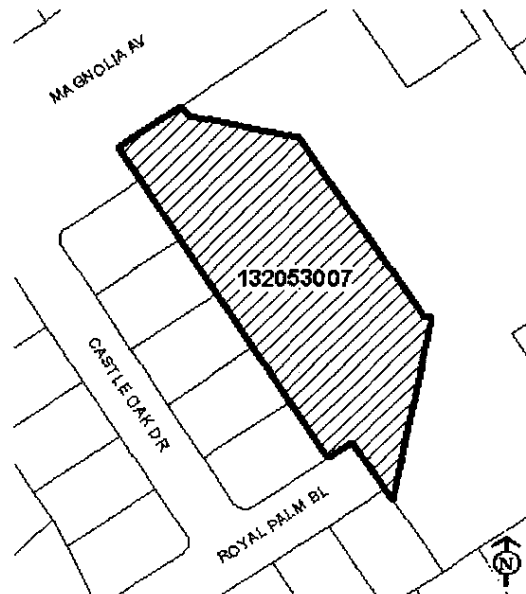
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Interested parties may contact Diane Jenkins between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The PEIR and other program documents are available for inspection at the Planning and Building Department. The staff report for the General Plan 2025 Program will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to the property owner(s) and occupant(s) of the properties where zoning or General Plan land use changes are proposed. If any affected person has questions and/or concerns about the proposed rezoning or General Plan land use changes, they are encouraged to contact Diane Jenkins prior to the public hearings for a more substantive explanation of the proposed rezoning and/or General Plan land use change.

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PLANNING COMMISSION HEARING

Art Pick Council Chambers, City Hall
3900 Main Street
Riverside, CA 92522

MEETING DATE: February 17, 2005

MEETING TIME: 6:00 p.m.

CONTACT PLANNER: Diane Jenkins, AICP

PHONE: (951) 826-5625

E-MAIL: dijenkins@riversideca.gov



"People Serving
People"

CITY OF RIVERSIDE

May 2, 2005

SUBJECT: CITY PLANNING COMMISSION NOTICE OF PUBLIC HEARING - GENERAL PLAN 2025 PROGRAM

Dear Property Owner:

The City of Riverside has undertaken an extensive, comprehensive and systematic community involvement process for the General Plan 2025 Program. The Program consists of the comprehensive update of the General Plan, Zoning Code, Subdivision Code and preparation of Design Guidelines and Implementation Plan. The efforts began in 2002 with the Visioning Riverside Project, where hundreds of Riversiders came together to create a vision for the future of Riverside. Thus, the vision became the foundation upon which the General Plan 2025 Program has been conceived.

As part of the General Plan 2025 Program, the long term development vision of specific areas in the City is proposed to be changed for compatibility with adjacent uses and to mitigate visual impacts. One of the areas proposed for change includes the area generally bounded by the 91 Freeway to the east, Riverside Avenue to the west and Central Avenue to the north, due to its proximity to the 91 Freeway (Please see Map). Your property is one of the 73 parcels proposed for change.

The Planning and Building Department is recommending the General Plan land use designation of the area referenced above be changed, from RHD - High Density Residential, RMD - Medium Density Residential and OLR - Low Rise Office to O - Office. It is thought that the long term viability of this area may be better suited for office development as opposed to the existing predominant residential uses. This proposal will not change the existing use of the property nor the existing zoning. If approved, the proposed general plan land use designation would facilitate conversion of the area to office uses over the long term by allowing rezoning for office uses. No specific development proposal is contemplated at this time, and there will be no immediate effect on your property.

This particular proposal is scheduled to be discussed at a public hearing before the **Planning Commission on May 19, 2005 from 6:00 to 9:00 p.m. at the Art Pick Council Chambers, City Hall, 3900 Main Street**. We invite you to attend the public hearing and participate, as your comments are very important to us. Written comments may also be submitted for consideration. If you challenge any of the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Building Department of the City of Riverside at, or prior to, the public hearing.

If you have any questions or need additional information, please do not hesitate to contact me at (951) 826-5625 between 8:00 a.m. and 5:00 p.m. Monday thru Friday or via e-mail dijenkins@riversideca.gov.

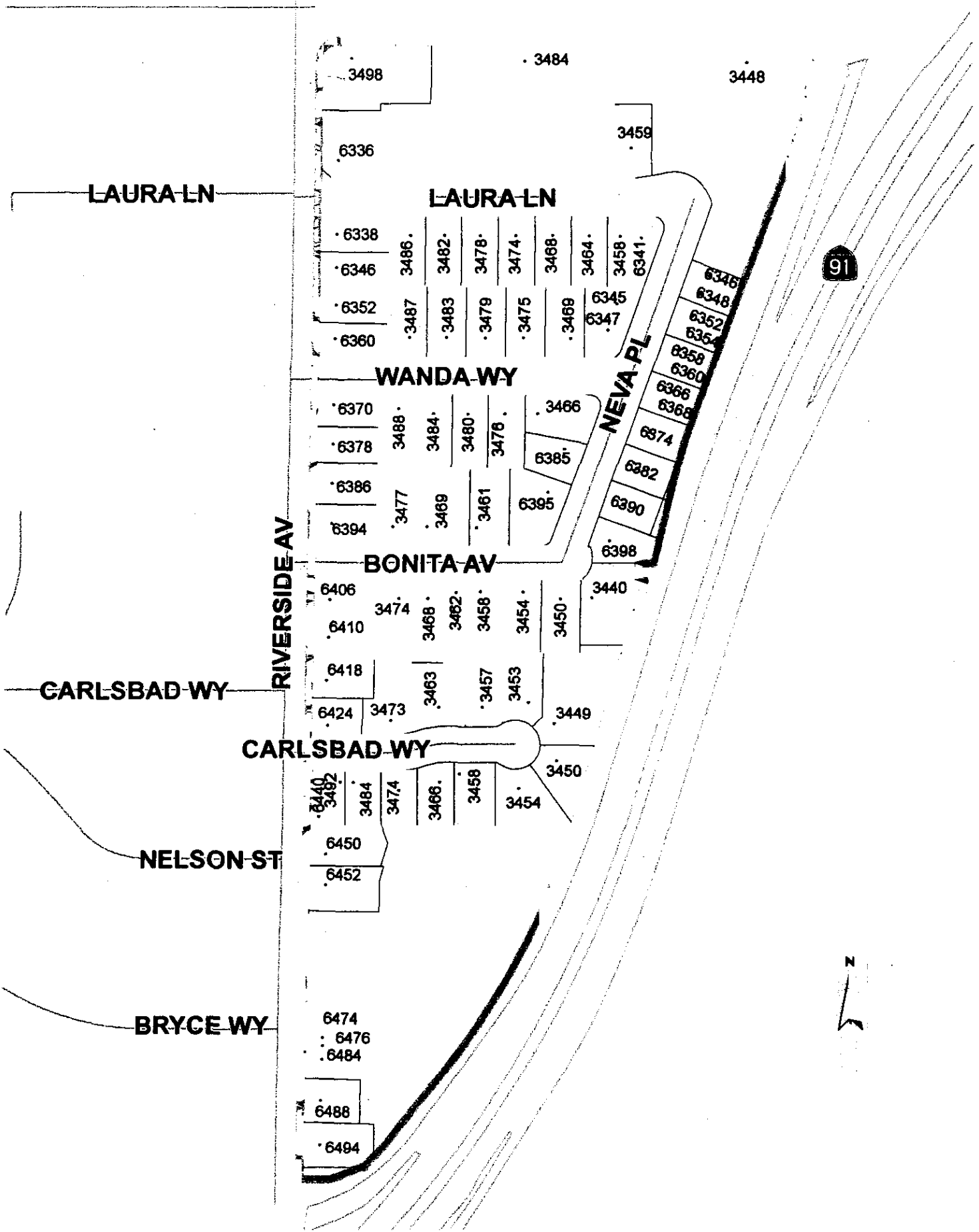
Sincerely,

Diane Jenkins, AICP
Senior Planner

PLANNING AND BUILDING DEPARTMENT

3900 MAIN STREET • RIVERSIDE, CALIFORNIA 92522 • (951) 826-5371

FAX: (951) 826-5981 • www.riversideca.gov



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